

Subdivision Name Spring Valley Sub. Filing #2
FINAL

Date Received 1-16-75

Item # 45-74

Location NE CORNER OF INTERSECTION OF 2 1/2 Rd & F Rd.

Petitioner WARIE & MELDEN PEACH/NHPQ 760 HORIZON DR.

Address _____

Fee Submitted: Preliminary OK

Final \$ 200⁰⁰ pd.

Phone Number 243-7569

SKETCH PLAN				
	Planning Staff			
Date				
Comments				
PRELIMINARY PLAN				
	Planning Staff	Planning Commission	City Council	Other Remarks
Date <u>10-30-74</u> <u>adv. 10-21-74</u>	<u>Approved subject to - Map should reflect adjoining property ownership</u>			
Comments	<u>:- DEFINE F.A.P. LINE ON MAP</u> <u>- LETTER FROM W. Mysokki Re: APPROVAL & COST OF PAVES FOR WATER RETENTION AREA</u> <u>- DISCUSSION WITH SCHOOL DISTRICT #57 Re: Schools</u>			
FINAL PLAT				
	Planning Staff	Planning Commission	City Council	Other Remarks
Date <u>1-29-75</u>	<u>Approved - subject to - solving problem with schools</u>			
Comments	<u>- also waiver granted to install utilities & construct the houses simultaneously</u>			

ADDITIONAL COMMENTS:

DATE COMPLETED: _____

CITY OF GRAND JUNCTION, COLORADO

MEMORANDUM

Reply Requested
Yes No

Date

January 28, 1975

Harvey Rose, City Manager

To: (From:) Gus Byrom, Public Works Director
From: (To:) Rodger Young, City Engineer *RY*

Subject: Standards for Streets

In reviewing the proposed plans for the Spring Valley Subdivision, I have found that the specifications that the Engineering Department has do not conform with the specifications that are in the "Zoning Ordinance Development Regulations and Processing Procedures" used by the Planning Department.

The Engineering Department has proposed for the Spring Valley Subdivision a combination vertical curb, gutter and sidewalk poured monolithically with an over all dimension of six feet. A five foot sidewalk as shown in the Planning Department's publication is very impracticable for a residential area. Also, the Engineering Department has recommended the elimination of the ramped down curb, gutter and sidewalks at all intersections.

In all the street improvement projects that the City built in 1974, four foot sidewalks were constructed. Since this is what the City is building, it is felt that the subdividor should not be forced to build a sidewalk wider than four feet.

Gus and I have discussed these differences between the Planning Department Regulations and our specifications for street improvements and agree with these changes.

I feel these differences should be ironed out as soon as possible. Don Warner is aware of these differences and is in concurrence with us about changing some of the design standards as in the zoning regulations.

Would it be possible for you to urge the Planning Commission to accept and approve of the changes that have been proposed for the Spring Valley Subdivision.